

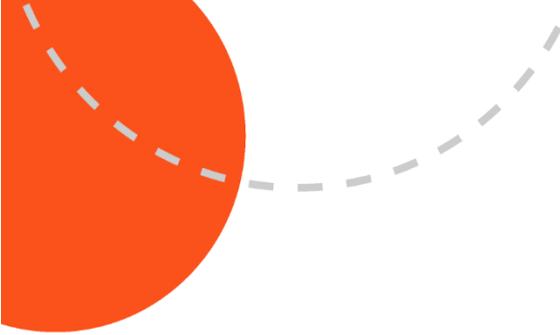


266 Ashingdon Road, Rochford, Essex, SS4 1TQ

Three Bedroom Maisonette / Guide Price: £300,000 - £325,000 / Tel: 01702 207720

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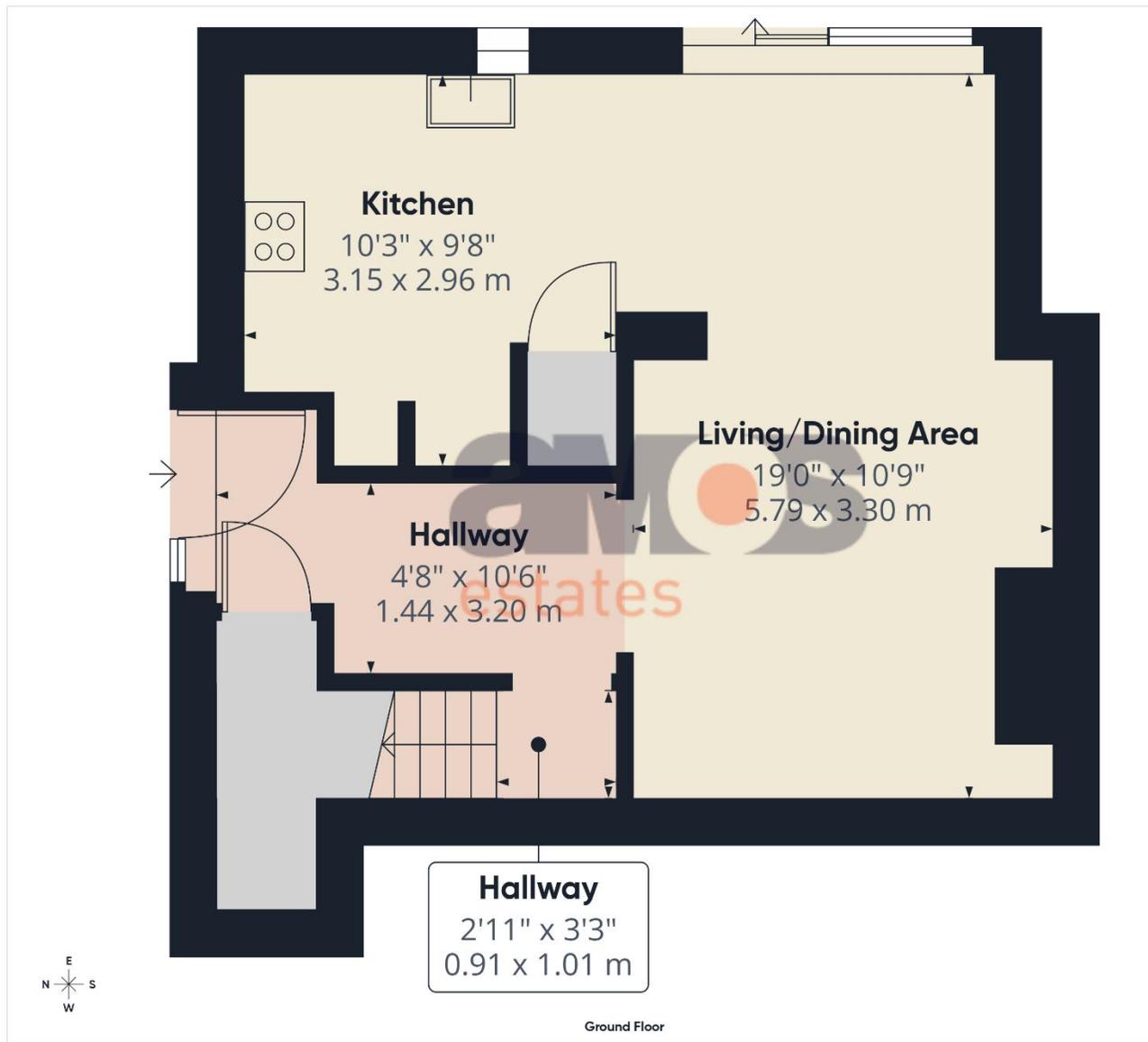


Welcome to this well-presented **three-bedroom** maisonette, beautifully presented with light-filled interiors throughout. The property offers a bright and welcoming living room which flows seamlessly into the open-plan kitchen/dining area. The fitted kitchen provides ample workspace, room for a dining table and direct access to the rear garden. Upstairs, the accommodation comprises three bedrooms and a modern four-piece family bathroom. Externally, the well-maintained rear garden features a sun patio, lawn and raised decking area, ideal for outdoor entertaining. The property further benefits from a detached garage with parking for one vehicle in front, in addition to a driveway parking space.

Location wise, the property is close to the nature reserve which is perfect for leisurely walks, two great schools in King Edmund and Holt Farm Primary School and easy distance of the shops, train station and eateries at the market town of Rochford. **360' Virtual Tour Available!**

Find us on





**A space to
call home.**

Bathroom
8'5" x 6'8"
2.57 x 2.04 m

Bedroom
10'11" x 12'4"
3.35 x 3.77 m

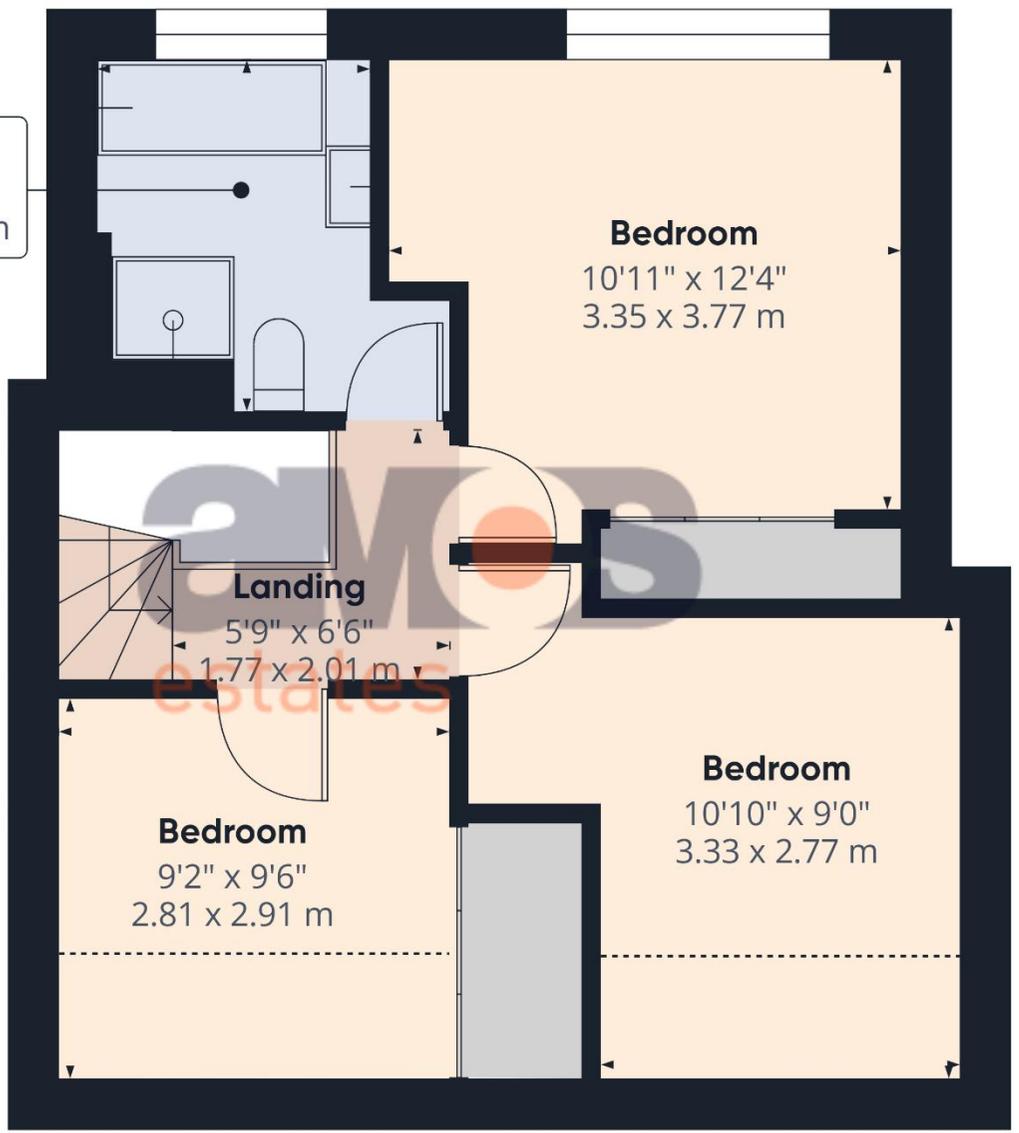
Landing
5'9" x 6'6"
1.77 x 2.01 m

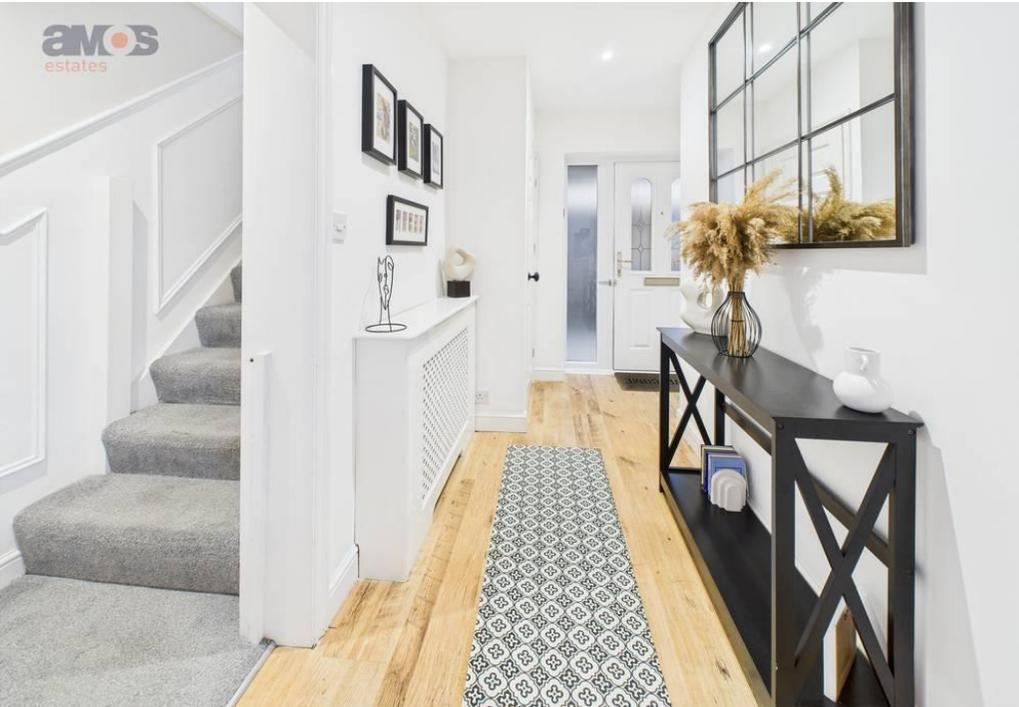
Bedroom
9'2" x 9'6"
2.81 x 2.91 m

Bedroom
10'10" x 9'0"
3.33 x 2.77 m



First Floor





Property Information

- / Well presented three-bedroom maisonette.
- / Bright living room with open-plan kitchen/dining area.
- / Fitted kitchen with breakfast bar and integrated oven & hob.
- / Three bedrooms, two with built-in wardrobes.
- / Contemporary four-piece family bathroom.
- / Well-maintained rear garden with patio, lawn and raised decking.
- / Close to nature reserve, local schools and Rochford town centre.
- / Easy access to shops, eateries and train station.
- / Detached garage and two parking spaces
- / Approx 832 Sq.Ft in Size.
- / EPC Rating: C
- / Council Tax Band: B
- / Approx 832 Sq. Ft in Size
- / 360' Virtual Tour Available!

Entrance Door to:

Entrance Hall /

10'6 x 4'8

Double glazed strip window, smooth plastered ceiling with integrated spotlights, wood effect floor covering, staircase to first floor accommodation with fitted carpet, storage cupboard, radiator, power points, doors leading off:

Living/Dining Area /

19'0 x 10'9

Double glazed sliding doors to rear garden, smooth plastered ceiling, wood effect floor covering, fitted wall lights, radiator, power points, open access to:

Kitchen /

10'3 x 9'8

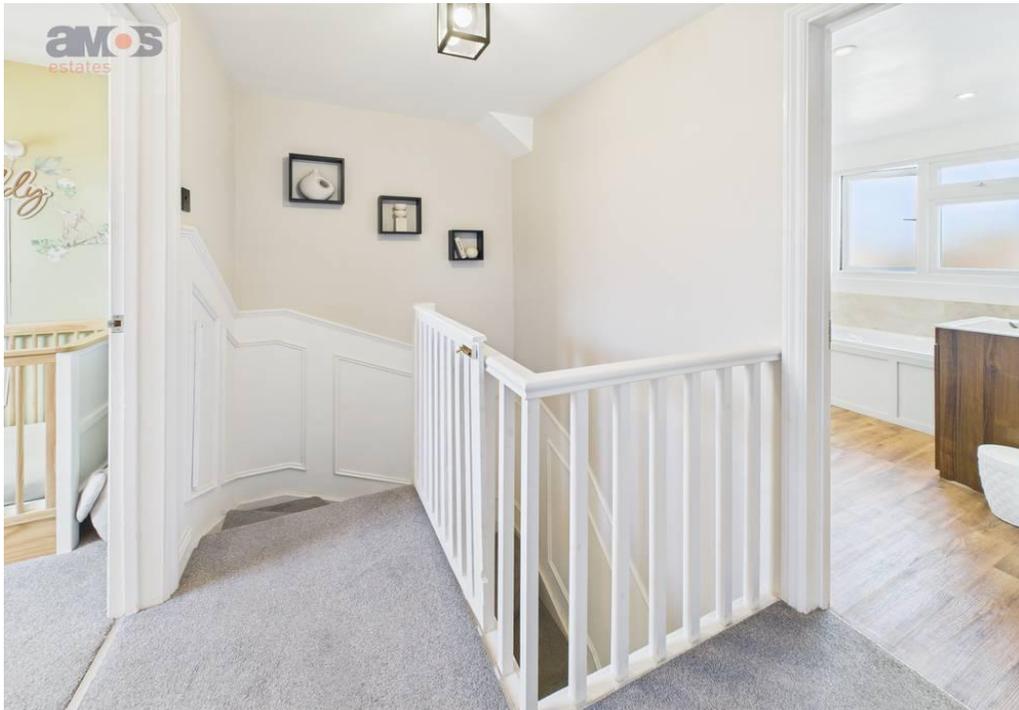
Fitted at both eye and base level in a range of white units with working surface over, breakfast bar with seating for two stalls, integrated oven and four ring electric hob with extractor fan above, space for washing machine and fridge/freezer, stainless steel sink with mixer tap and drainer, double glazed window to side aspect and double glazed roof window, smooth plastered ceiling with integrated spotlights, wood effect floor covering, part tiled walls, storage cupboard, radiator, power points.

Landing /

6'6 x 5'9

Smooth plastered ceiling, fitted carpet, wood balustrade, doors leading off:





Bedroom One /

12'4 x 10'11

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, built in wardrobes, radiator, power points.

Bedroom Two /

10'10 x 9'0

Double glazed roof window, smooth plastered ceiling, fitted carpet, eaves storage space, radiator, power points.

Bedroom Three /

9'6 x 9'2

Double glazed roof window, smooth plastered ceiling, fitted carpet, built in wardrobes, eaves storage space, radiator, power points.

Bathroom /

8'5 x 6'8

Four piece suite comprising of integrated bath with mixer tap, safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, wood effect floor covering, chrome heated towel rail.

Rear Garden /

Sun patio to immediate rear of property with step down to laid to lawn area with sun decking to rear of property, access to detached garage, secure fence boundaries, water tap.

Front Garden /

Paved pathway with gate providing access to front entrance, one parking space on driveway and one parking space in front of detached garage.





Lease Details /

Lease remaining: 109 years remaining.

Service charge: £150

Ground rent: £100

Building insurance: £518.86

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.